



City of Rowlett

Meeting Minutes

City Council

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

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Tuesday, September 18, 2012

6:15 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Present: Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Gallops, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 6:15 p.m.

CONVENE INTO EXECUTIVE SESSION

Convened into Executive Session at 6:15 p.m.

2. EXECUTIVE SESSION (6:15 P.M.)

- 2A. The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.071 (Consultation with Attorney) and §551.087 (Economic Development) to seek legal advice, to consider economic development negotiations, and to discuss the offer of incentives to a business prospect relating to a potential Economic Development Incentive Agreement associated with Waterview Plaza LLC located at the northwest corner of Liberty Grove and Princeton Road. (15 minutes)
- 2B. The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.071 (Consultation with Attorney) to seek legal advice pertaining to a potential Planned Development for a church to reuse an existing structure at the Southwest corner of Main Street and Commerce Street. (5 minutes)

- 2C. The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.071 (Consultation with Attorney) to seek legal advice pertaining to and to discuss pending litigation, Rowlett v. Michael Merritt. (5 minutes)

RECONVENE INTO OPEN SESSION

Reconvened into open session at 6:54 p.m.

3. WORK SESSION ITEMS (6:45 P.M.)

- 3A. Discuss Council appointments as liaisons to the boards and commission and regional appointments. (20 minutes)

Members of Council discussed which members will be liaisons to the different boards, commissions and regional appointments. The appointments are as follows:

Mayor Gottel

- Golf Advisory Board liaison
- Dallas Morning News NeighborsGo Columnist
- Metroplex Mayors Association
- Rowlett Council Finance and Audit Committee
- North Texas Commission
- Council Leadership Team
- Rowlett...on the Water...on the Move Moderator

Mayor Pro Tem Phillips

- Planning and Zoning Commission Liaison
- Tax-Increment Finance District Board
- Rockwall County Emergency Management Services
- Rowlett Council Finance and Audit Committee
- Dallas Regional Mobility Coalition
- Rockwall County Planning Consortium
- Council Leadership Team
- Economic Development Advisory Board Vice Chair
- Realize Rowlett 2020 City Council Advisory Committee
- Realize Rowlett 2020 Downtown Task Force

Deputy Mayor Pro Tem Gallops

- Traffic and Safety Advisory Commission Liaison
- North Texas Commission
- Rowlett Citizen Corps Council (RCCC) Board
- Council Leadership Team

- Realize Rowlett 2020 City Council Advisory Committee
- North Central Texas Council of Governments Emergency Preparedness Council
- Leadership North Texas

Councilmember Davis

- Senior Advisory Board Liaison
- Tax-Increment Finance District Board
- Parks and Recreation Advisory Board Liaison
- Rowlett Council Finance and Audit Committee
- Regional Transportation Council (RTC)

Councilmember Pankratz

- Animal Shelter Advisory Board Liaison
- Arts & Humanities Commission Liaison
- Dallas Regional Chamber
- TEX-21 State Committee

Councilmember Miller

- Economic Development Advisory Board
- Library Advisory Board Liaison

Councilmember Kilgore

- Tax-Increment Finance District Board Chair
- Board of Adjustment Liaison
- Realize Rowlett 2020 City Council Advisory Committee

- 3B.** Staff from the Planning Division will provide an update regarding the Realize Rowlett 2020 Phase II process. (15 minutes)

Spoke concerning the Blue Ribbon Committee meetings and Tree Mitigation requirements. Staff has received positive feedback from developers.

4. DISCUSS CONSENT AGENDA ITEMS

No items were removed from the Consent Agenda to be considered individually.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)

Convened into the Council Chambers at 7:30 p.m.

INVOCATION

The invocation was led by Mayor Gottel.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Gottel.

TEXAS PLEDGE OF ALLEGIANCE

The Texas Pledge of Allegiance was led by Mayor Gottel.

5. PRESENTATIONS AND PROCLAMATIONS

5A. Proclamation recognizing October 2, 2012 as National Night Out.

Councilmember Pankratz presented a proclamation to Chief Brodnax recognizing National Night Out.

5B. Hear presentation of the Monthly Financial report for the period ending July 31, 2012.

Staff gave a presentation regarding the Monthly Financial report for the period ending July 31, 2012. Spoke regarding Revenues, Sales Taxes; Property Taxes; Water Fees; Sewer Fees; Expenditures and various Funds.

5C. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interests.

Members of Council and Management gave a brief update to the Council on the various activities in the City including the September 27th DART Community Update Meeting being held in the City Hall Council Chambers beginning at 6:00 p.m.; the last day to register to vote for the November 6th Election is Tuesday, October 9th; Waste Management will begin solid waste collection services for the City beginning the week of October 1st; an Electronic Recycling Roundup Event will occur on October 27th beginning at 9 a.m. in the Home Depot parking lot; a Low Cost Animal Vaccination Clinic will be held at the Animal Shelter on September 22nd beginning at 12:30 p.m.; the Rowlett Police Department will participate in the National Takeback Day Program on Saturday, September 29th beginning at 10:00 a.m. at the Rowlett Community Centre; the Rowlett Library will host a Tax Seminar on September 20th beginning at 6:00 p.m., a No Page Unturned Book Club on September 20th beginning at 7 p.m., Talk Like a Pirate on September 22nd beginning at 2:00 p.m., and Pumpkin Painting on October 13th beginning at 2:00

p.m.; the Rowlett Community Centre will host the Movies on Main Events on September 21st beginning at 6:30 p.m. in the upstairs gym, an Open House on October 6th beginning at 10:00 a.m. and a Holistic Health Fair on October 6th beginning at 10:00 a.m.

City Manager Humble introduced Alan Guard, the City's new Director of Financial Services.

6. CITIZENS' INPUT

No one spoke during Citizens' Input.

7. CONSENT AGENDA

No items were removed from the Consent Agenda to be individually considered.

The Interim City Secretary read the items into the record.

- 7A.** Consider approving minutes from the September 4, 2012 City Council Regular Meeting, the September 10, 2012 City Council Special Work Session Meeting, the September 11, 2012 City Council Special Work Session Meeting and the September 12, 2012 City Council Special Work Session Meeting.

This item was approved on the Consent Agenda.

- 7B.** Consider a resolution amending the Master Fee Schedule for rate and fee changes to the Solid Waste and Utilities sections of the Master Fee Schedule.

This item was approved as RES-090-12 on the Consent Agenda.

- 7C.** Consider action approving a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County for Household Hazardous Waste for Fiscal Year 2012-13.

This item was approved as RES-091-12 on the Consent Agenda.

- 7D.** Consider action to approve a resolution authorizing the second and final one-year renewal option to extend the annual contract for crack sealing services with Cholla Pavement Maintenance in the unit amounts bid and an estimated annual amount of one hundred twelve thousand six hundred fifty dollars (\$112,650).

This item was approved as RES-092-12 on the Consent Agenda.

- 7E. Consider a resolution approving an alternative landscaping plan for a property located at 3801 and 3809 Miller Road. (DP12-608)

This item was approved as RES-093-12 on the Consent Agenda.

- 7F. Consider a resolution approving an Alternative Building Materials Request for a property located at 3801 and 3809 Miller Road. (DP12-608)

This item was approved as RES-094-12 on the Consent Agenda.

- 7G. Consider approving the listing of additional appointments of Councilmembers for the remainder of 2012 and for the 2012-2013 Fiscal Year.

This item was approved on the Consent Agenda.

- 7H. Consider a resolution amending the Boards and Commissions Handbook for the City of Rowlett.

This item was approved as RES-095-12 on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried by the following vote:

Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Gallops, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A. Consider action to approve an ordinance approving and adopting the budget for Fiscal Year 2012-2013.

Mayor Gottel read the item into the record.

Staff gave a brief history of this item.

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, to approve the item as read. This item was adopted as ORD-023-12. The motion carried by the following vote:

Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Gallops, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

- 8B. Consider an ordinance approving and adopting the proposed ad valorem tax rate of \$0.747173 per \$100 of taxable value for Fiscal Year 2012-2013.

Mayor Gottel read the item into the record.

Staff gave a brief history of this item.

A motion was made Mayor Pro Tem Phillips, seconded by Deputy Mayor Pro Tem Gallops, to adopt the proposed ad valorem tax rate of \$0.747173 per \$100 of taxable value for FY 2012-2013. This item was adopted as ORD-024-12. The motion carried by the following vote:

Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Gallops, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

- 8C. Conduct a public hearing and consider approving a Planned Development ordinance for a property located at 4623-2629 Commerce Street, further described as Lots 25-32 of the Original Town of Rowlett. (PD12-602)

Mayor Gottel read the item into the record.

Staff gave a brief presentation regarding this item.

The public hearing opened at 7:57 p.m. and closed at 7:59 p.m. with two people speaking.

1. Charles Boyd, 1200 W. State Street, Garland – Spoke regarding the proposed upgrades to the property.
2. Jed Johnson, 4625 Commerce Street, Rowlett – Spoke in favor of this item.

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Kilgore, to approve the item as read. This item was adopted as ORD-025-12. The motion carried by the following vote:

Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Gallops, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

- 8D.** Conduct a public hearing and consider an ordinance approving a Planned Development (PD) rezoning request for a 227.9 +/- tract of real property generally located at the northeast Corner of Vinson Road and Stonewall Road, in the City of Rowlett, Dallas and Rockwall County, Texas. The applicant requests a zoning change from the current Single Family 40 zoning district to a Planned Development Zoning Overlay district for the purpose of developing a single family residential development with approximately 665 homes. (PD11-546)

Mayor Gottel read the item into the record.

Staff gave a presentation regarding this item.

Members of Council spoke regarding requirements for front porches, fencing materials, phased developments, and start limitations.

The public hearing opened at 8:26 p.m. and closed at 8:47 p.m. with two people speaking.

1. Jerry Silo, 16301 Quorum, Addison – Spoke concerning this project including the proposed amenities.
2. Mike Lancaster, 9916 Dalrock Road, Rowlett – Spoke against the development; voiced concerns with the infrastructure, traffic and emergency response times.

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Miller, to approve the item as read. This item was adopted as ORD-026-12. The motion carried by the following vote:

Ayes: 6 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Gallops, Councilmember Davis, Councilmember Miller and Councilmember Kilgore

Noes: 1 Councilmember Pankratz

- 8E.** Consider appointments to all of the various boards and commissions.

Mayor Gottel read the item into the record.

The following were appointed to the various boards and commission:

Animal Shelter Advisory Board

Two (2) regular member positions and two (2) alternate member positions are available to be filled for the Animal Shelter Advisory Board.

The Regular member appointees for the Animal Shelter Advisory Board are:
Jeri Fontenot – Animal Welfare Agency Representative
Dawna Carabajal – Member 5

The Alternate member appointees for the Animal Shelter Advisory Board are:
Michael Reinert, Alternate 1
Stephanie Armstrong, Alternate 2

Arts & Humanities Commission

Three (3) regular member positions and two (2) alternate member positions are available to be filled for the Arts & Humanities Commission.

The Regular member appointees for the Arts & Humanities Commission are:
Jerry Barshop, Member 2
Steve Sauerwein, Member 4
Hugo Martinez, Member 6

The Alternate member appointees for the Arts & Humanities Commission are:
Brian Hokanson, Alternate 1
Aimee Lanier, Alternate 2

Board of Adjustment

Three (3) regular member positions and five (5) alternate member positions are available to be filled for the Board of Adjustment.

The Regular member appointees for the Board of Adjustment are:
Robert Kittrell, Member 1
Raymond Moyer, Member 2
Jarvis Morgan, Member 4

The Alternate member appointees for the Board of Adjustment are:
Kevin Brown, Alternate 1
Wanda Hoff, Alternate 2
James Vessels, Alternate 3
Harris Brown, Alternate 4
Thomas Newsom, Alternate 5

Economic Development Advisory Board

One (1) regular member position is available to be filled for the Economic Development Advisory Board.

The Regular member appointee for the Economic Development Advisory Board is:
Kevin Lawson, Member 3

Golf Advisory Board

Two (2) regular member positions and four (4) alternate member positions are available to be filled for the Golf Advisory Board.

The Regular member appointees for the Golf Advisory Board are:

Geoffrey Nichols, Member 4

Barbara Holst, Member 5

The Alternate member appointees for the Golf Advisory Board are:

Charles Alexander, Alternate 1

Brent Dorenbecker, Alternate 2

Eric Hatch, Alternate 3

Jerry Daniels, Alternate 4

Library Advisory Board

Three (3) regular member positions and three (3) alternate member positions are available to be filled for the Library Advisory Board.

The Regular member appointees for the Library Advisory Board are:

Deborah Smith, Member 2

Pat Harris, Member 3

John Pritchard, Member 4

The Alternate member appointees for the Library Advisory Board are:

Vacant, Alternate 1

Tana Daniels, Alternate 2

Vacant, Alternate 3

Parks and Recreation Advisory Board

Four (4) regular member positions, three (3) alternate member positions and one (1) junior member position are available to be filled for the Parks and Recreation Advisory Board.

The Regular member appointees for the Parks and Recreation Advisory Board are:

Wayne Baxter, Member 1

Brownie Sherrill, Member 3

Ken Romaine, Member 5

Matt Grubisich, Member 7

The Alternate member appointees for the Parks and Recreation Advisory Board are:

Bill Gilbreath, Alternate 1

Rick Helfers, Alternate 2

Frederick Bradshaw, Alternate 3

Planning and Zoning Commission

Four (4) regular member positions and three (3) alternate member positions are available to be filled for the Planning and Zoning Commission.

The Regular member appointees for the Planning and Zoning Commission are:

Gregory Peebles, Member 1

Greg Landry, Member 3

Michael Lucas, Member 5

Karl Crawley, Member 7

The Alternate member appointees for the Planning and Zoning Commission are:

Jonas Tune, Alternate 1

Ronald Meyer, Alternate 2

Tina Dorenbecker, Alternate 3

Senior Advisory Board

Four (4) regular member positions and three (3) alternate member positions are available to be filled for the Senior Advisory Board.

The Regular member appointees for the Senior Advisory Board are:

Sue Watkins, Member 1

Susan Bell, Member 2

Fred Cares, Member 4

Bobbie Jo Kelly, Member 6

The Alternate member appointees for the Senior Advisory Board are:

Vacant, Alternate 1

Vacant, Alternate 2

Vacant, Alternate 3

Traffic and Safety Advisory Commission

Four (4) regular member positions and two (2) alternate member positions are available to be filled for the Traffic and Safety Advisory Commission.

The Regular member appointees for the Traffic and Safety Advisory Commission are:

Paul Jokisch, Member 1

Leisa Peebles, Member 3

Michael Rassmusen, Member 5

Carole Dodd, Member 7

The Alternate member appointees for the Traffic and Safety Advisory Commission are:

Jennifer Carnell, Alternate 1

G. Tim Miller, Alternate 2

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, to approve the slate of appointments as read. The motion carried by the following vote:


Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Gallops, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

No actions followed the Executive Session.

9. ADJOURNMENT

Mayor Gottel adjourned the meeting at 8:53 p.m.



Todd Gottel, Mayor



Stacey Chadwick, Interim City Secretary

Date Approved: October 2, 2012